

FILED

STATE OF NORTH CAROLINA

2012 NOV 29 PM 12:24

COUNTY OF WAKE

WAKE COUNTY, C.S.C.

IN THE GENERAL COURT OF JUSTICE

SUPERIOR COURT DIVISION

File No. \_\_\_\_\_

STATE OF NORTH CAROLINA, *ex rel.* )

ROY COOPER, ATTORNEY GENERAL, )

and )

S )

Plaintiffs, )

v. )

LA INVESTORS, LLC., d/b/a )

LOCAL RECORDS OFFICE, and )

JUAN ROBERTO ROMERO ASCENCIO, )

individually and as Agent and Principal )

Officer of LA INVESTORS, LLC, )

Defendants. )

TEMPORARY RESTRAINING  
ORDER

THIS MATTER coming on to be heard and being heard by the undersigned Judge presiding over the November 26, 2012 civil session of Wake County Superior Court upon application by plaintiff for a Temporary Restraining Order against defendants pursuant to Section 75-14 of the Deceptive Trade Practices Act, N.C. Gen. Stat. § 75-1.1, et seq.; and Assistant Attorney General David N. Kirkman appearing for plaintiff; and no one appearing on behalf of either defendant following proper notice that plaintiff's application would be heard; and the Court having reviewed plaintiff's Complaint and its application for a Temporary Restraining Order, together with the affidavits, the allegedly deceptive mailing that is the subject of the Complaint, and the other exhibits attached to the Complaint; and it appearing to the Court that plaintiff is likely to prevail on the merits of this action and that a Temporary Restraining Order should be entered against defendants in order to ensure compliance with the aforesaid Act

and to prevent further harm to the public;

**IT IS THEREFORE ORDERED** that defendants, their employees, corporate officers, agents, representatives, private mailbox services, commercial mail receiving agencies, successors and assigns, together with any other party acting in concert with either defendant having knowledge hereof, be and hereby are Temporarily Restrained and Prohibited from:

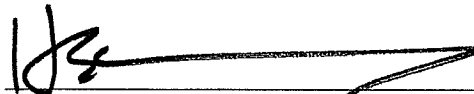
- 1) Billing or invoicing or seeking payment from any party located in North Carolina for services relating to their property deeds or their title to real estate;
- 2) Cashing, negotiating, depositing, forwarding, or otherwise processing for payment any check, bank draft, credit card debit authorization or bank account debit authorization obtained from any party located in North Carolina for such services or proposed services.
- 3) Sending notices, letters, invoices, solicitations, printed materials, collection letters or similar communications to any party located in North Carolina pertaining to such services or proposed services.
- 4) Opening, forwarding or transferring any item of mail that was sent to defendants or their agents in care of 514 Daniels Street, #316, Raleigh, NC 27606; or
- 5) Doing anything with the items or information mentioned in the four preceding subparagraphs, other than maintain them in the items' current locations, pending further orders from this Court. The parties subject to this Temporary Restraining Order shall not exchange those items between or among themselves.

IT IS FURTHER ORDERED that defendants appear before this Court on December

Dec. 10, 2012, at 10:00 o'clock a.m., in Courtroom 10-C

of the Wake County Courthouse in Raleigh, North Carolina, if they wish to be heard on plaintiff's application for a Preliminary Injunction.

SO ORDERED, this the 29<sup>th</sup> day of November, 2012 at 12:15,  
o'clock P.m.



Howard E. Manning, Jr.  
Resident Superior Court Judge

CERTIFIED TRUE COPY FROM ORIGINAL  
Clerk of Superior Court, Wake County  
By [Signature]  
Date 11-29-12

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and \_\_\_\_\_ )

S. \_\_\_\_\_ )

Plaintiffs, )

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LOCAL RECORDS OFFICE, and )

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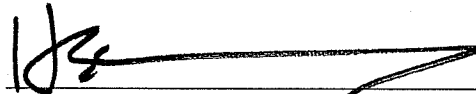
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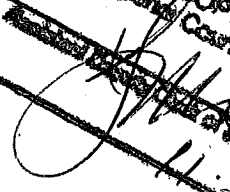
Dec. 10, 2012, at 10:00 o'clock a.m., in Courtroom 10-C

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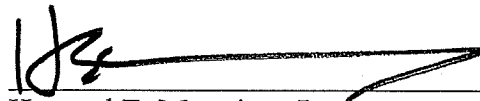
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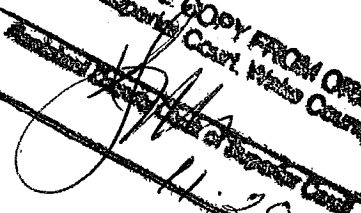
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IT IS FURTHER ORDERED that defendants appear before this Court on December Dec. 10, 2012, at 10:00 o'clock a.m., in Courtroom 10-C of the Wake County Courthouse in Raleigh, North Carolina, if they wish to be heard on plaintiff's application for a Preliminary Injunction.

SO ORDERED, this the 29<sup>th</sup> day of November, 2012 at 12:15 o'clock P.m.



Howard E. Manning, Jr.  
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Clerk of Superior Court, Wake County  
By   
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COUNTY OF WAKE 2012 MAY 25 AM 10:12 SUPERIOR COURT DIVISION

WAKE COUNTY, C.S.C.

File No. \_\_\_\_\_

STATE OF NORTH CAROLINA, *ex rel.* )  
 ROY COOPER, ATTORNEY GENERAL, )  
~~and ELAINE F. MARSHALL,~~ )  
~~SECRETARY OF STATE,~~ *DMK 4/29/12* )

Plaintiffs, )

v. )

LA INVESTORS, LLC., d/b/a )  
 LOCAL RECORDS OFFICE, and )  
 JUAN ROBERTO ROMERO ASCENCIO, )  
 individually and as Agent and Principal )  
 Officer of LA INVESTORS, LLC, )

Defendants. )

**COMPLAINT**

(Temporary Restraining Order Requested)

**I. INTRODUCTION**

Plaintiff State of North Carolina, by and through its Attorney General, brings this deceptive trade practices action against defendants, alleging that they are attempting to deceive and are deceiving North Carolina property owners into believing they should pay \$89 for copies of their property deeds, which are available to them free of charge. Plaintiff alleges that defendants do this through mailings that appear to be from a local government office, mailings that arrive shortly after their recipients have engaged in a real estate transaction. Plaintiff seeks temporary, preliminary and permanent injunctive relief, together with restitution for victims, civil penalties and attorneys' fees.

PLAINTIFF COMPLAINS OF DEFENDANTS AND ALLEGES AND SAYS AS  
 FOLLOWS:

## **II. PARTIES**

1. Plaintiff is the State of North Carolina, on relation of its Attorney General, who bring this action pursuant to authority found in Chapters 75 and 114 of the North Carolina General Statutes.
2. Defendant LA Investors, LLC is a California limited liability corporation which purports to have its principal place of business in Bellflower, California.
3. Defendant Juan Roberto Romero Ascencio is, upon information and belief, a resident of the State of California. Further, upon information and belief, defendant Romero Ascencio devised, controls and supervises the acts, practices, representations and omissions of defendant LA Investors, LLC. which form the basis for this action. Defendant Romero Ascencio is sued both in his individual capacity and in his capacity as agent and principal officer or member of defendant LA Investors, LLC.
4. Defendants do business in North Carolina and in other states using the name Local Records Office.

## **III. FACTUAL BACKGROUND**

5. In recent weeks, defendants have been mailing notices to North Carolina residents who have just completed real estate transactions.
6. A representative copy of such a notice is attached to this Complaint as Plaintiff's Exhibit 1 and its contents are incorporated herein by reference.
7. Plaintiff's Exhibit 1 was received by Walter Robert Raney Sellars of Durham County and forwarded to plaintiff by his attorney, Anne Page Watson. Defendant's mailing bears the notation "Please Respond by 11/23/12," contains the Property ID number for the parcel of real estate that Mr. Sellars had recently received by deed, and a features a tear-off coupon at the

bottom for sending an \$89 payment to a mail box in Raleigh, North Carolina. The coupon features a space for the property owner to write his or her check number and bears the notation "Please write the PROPERTY ID NO. on the lower left corner of your check."

8. As articulated in Ms. Watson's accompanying cover letter to the Attorney General, Plaintiff's Exhibit 2, the timing, circumstances, wording and layout of the defendants' mailing can deceive recipients into paying a substantial amount of money for documents that are mailed to them as a matter of routine, and for free, following their North Carolina real estate transfers.

9. Attached as Plaintiff's Exhibit 3 is an Affidavit executed by Jane Stam Miner of Chatham County. Ms. Miner's affidavit describes how she was sent a similar mailing by defendants following a real estate transaction involving her family property in late August of this year.

10. Attached as Plaintiff's Exhibit 4 is an affidavit executed by Richard M. Spencer of Wake County. In that Affidavit, Mr. Spencer describes and attaches an identical mailing from defendants that he received following a real estate transaction involving his property in Asheville, and he describes the circumstances of the mailing's arrival.

11. Attached as Plaintiff's Exhibit 5 is an a written complaint filed with plaintiff's Consumer Protection Division on November 5 by Paul M. Dubbeling of Orange County. Mr. Dubbeling's complaint describes how he received an identical mailing from defendants after closing on a real estate transaction in that county a few weeks earlier. The defendant's mailing, its outer envelope and the accompanying return envelope are included with Mr. Dubbeling's complaint.

12. As shown in Mr. Dubbeling's documents, defendants' mailing to North Carolina property owners arrives in an envelope bearing the return address of

**LOCAL RECORDS OFFICE**  
**514 Daniels Street #316**  
**Raleigh, NC 27605-1317**

The payment envelopes accompanying defendants' mailings to North Carolina property owners bear that same address.

13. The outer envelop of defendants' mailing to property owners bears the following notice in capital letters immediately above the property owner's name and address:

**IMPORTANT PROPERTY INFORMATION  
RESPOND PROMPTLY**

14. The outer envelop of defendants' mailing to property owners also bears the following notice in capital letters adjacent to the property owner's name and address:

**WARNING  
\$2,000 FINE, 5 YEARS IMPRISONMENT  
OR BOTH FOR ANY PERSON INTERFERING OR OBSTRUCTING WITH DELIVERY OF  
THIS LETTER US MAIL TTT. 18 SEC 1702 U.S. CODE  
THIS IS NOT A GOVERNMENT DOCUMENT**

15. Attached as Plaintiff's Exhibit 6 is an Affidavit executed by Julie Daniel of the Consumer Protection Division. In that Affidavit, Ms. Daniel describes and attaches warnings from other state and local officials around the United States concerning similar mailings delivered by defendants. It is clear from those warnings that defendants routinely set up mail drops in states throughout the country, usually in state capitals, in order to receive responses to the mailings and any checks contained therein.

16. As shown by her attached Affidavit, Plaintiff's Exhibit 7, United States Postal Inspector Angela Ellison has visited the mail drop that defendant Romero set up for defendant LA Investors, LLC in North Carolina. That mail drop is located in a UPS Store in the Cameron Village Shopping Center in Raleigh, NC. Approximately 120 mailings currently are at that mail drop and defendants are pressing the manager of that UPS Store to forward them to California.

17. Plaintiff's representative has attempted without success to speak with defendant Romero Ascencio by telephone in order to resolve this matter without filing a legal action.

18. Defendants' mailing to North Carolina real property owners have been in and affecting commerce in the state and have had a substantial impact thereon.

19. Defendants' mailings to North Carolina real property owners have a tendency and capacity to deceive those property owners.

20. Upon information and belief, defendants' mailings to North Carolina property owners have, in fact, deceived residents of this state into believing: a) that it is necessary to obtain copies of their property deeds through defendants; b) that defendants are the equivalent of, or related to, their county registry of deeds office; c) that a copy of their deed is needed in the event of property disputes; and d) that \$89 is a necessary or appropriate fee for receiving a copy of a document that is available for free on-line, for free from one's closing attorney, or for little or no money if obtained from one's county registry of deeds.

21. Defendants' aforesaid mailing to North Carolina property owners, and all of the mailing's characteristics, representations, omissions and insinuations, were carefully and knowingly devised and planned by defendants..

**IV. FIRST CLAIM FOR RELIEF: VIOLATION OF THE UNFAIR AND DECEPTIVE TRADE PRACTICES ACT; N.C. GEN. STAT. § 75-1.1, *et seq.***

22. Plaintiff incorporates paragraphs 1 through 21, above, and alleges further that the above alleged acts, practices, representations and omissions of defendants violate the prohibition against unfair and deceptive business practices found in Section 75-1.1 of the North Carolina General Statutes. Plaintiff is therefore entitled to the statutory relief prayed for below.

**V. SECOND CLAIM FOR RELIEF: USE OF SIMULATED INVOICES TO EFFECT SALES; N.C. GEN. STAT. § 75-35.**

23. Plaintiff incorporates paragraphs 1 through 21, above, and alleges further that defendant's mailing to North Carolina property owners is a simulated invoice designed to obtain

payment from parties who have not contracted previously to receive goods or services from defendants. Defendant's mailing therefore violates N.C. Gen. Stat. § 75-35 and, as a consequence, plaintiff is entitled to the relief prayed for below.

#### **VI. REQUEST FOR TEMPORARY RESTRAINING ORDER**

As shown by the accompanying Affidavits and documents, defendants' above alleged activities are ongoing in North Carolina and persistent in other states. North Carolina property owners are responding to the mailings and sending items to defendants' new mail drop on Daniels Street in Raleigh. Plaintiff therefore seeks a Temporary Restraining Order against defendants pursuant to N.C. Gen. Stat. § 75-14 so that additional illegal activities and further harm to the public might be prevented.

#### **VII. PRAYER FOR RELIEF**

**WHEREFORE, PLAINTIFF RESPECTFULLY PRAYS THE COURT** for the following relief:

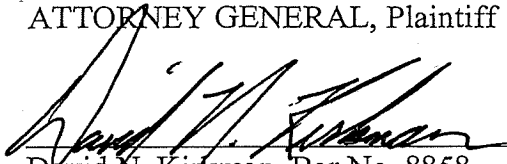
- a. That the Court enter a Temporary Restraining Order prohibiting defendants and their agents, commercial mail receiving services, employees, successors, representatives and assigns, and all other parties acting in concert with them with knowledge of said Order, from conveying any solicitations to North Carolina residents concerning their real estate transactions or real estate documents, and, pending further orders of the Court, from processing, forwarding, cashing, endorsing, assigning, negotiating or otherwise utilizing any payments, checks, bank drafts, bank account debit authorizations or other responses received from such residents, pursuant to N.C. Gen. Stat. § 75-14;
- b. That a hearing be conducted within ten days to determine whether the terms and conditions of the aforesaid Temporary Restraining Order, or reasonable modifications

- thereof, should not be continued in the form of a Preliminary Injunction, pursuant to N.C. Gen. Stat. § 75-14 and Rule 65 of the North Carolina Rules of Civil Procedure;
- c. That, upon final resolution or adjudication of this cause, the aforesaid terms and conditions be continued in force and effect as a Permanent Injunction, pursuant to N.C. Gen. Stat. § 75-14;
- d. That defendants be required to pay civil penalties to the State of North Carolina in the amount of \$5,000 for each violation of the Unfair and Deceptive Trade Practices Act, pursuant to N.C. Gen. Stat. § 75-15.2, or in the amount of \$5,000 for each week its practices persisted, pursuant to N.C. Gen. Stat. § 75-8, whichever results in the higher penalty;
- e. That defendants be ordered to make restitution to parties from whom they obtained payment as a consequence of their violations of N.C. Gen. Stat. § 75-1.1, *et seq.*;
- f. That defendants be ordered to reimburse plaintiff for its legal expenses, pursuant to N.C. Gen. Stat. § 75-16.1;
- g. That the costs of this action be taxed to defendants; and
- h. That Plaintiff receive such other and further relief as to the Court seems just and appropriate.

This the 29<sup>th</sup> day of November, 2012.

STATE OF NORTH CAROLINA,  
*ex rel.* ROY COOPER,  
ATTORNEY GENERAL, Plaintiff

By:

  
David N. Kirkman, Bar No. 8858  
Assistant Attorney General

Consumer Protection Division  
N.C. Department of Justice  
P.O. Box 629, Raleigh, NC 27602-0629  
Tel. No. 919-716-6033  
Fax No. 919-716-6050  
[dkirkman@ncdoj.gov](mailto:dkirkman@ncdoj.gov)

**LOCAL RECORDS OFFICE**

514 Daniels St. #316  
Raleigh, NC 27605-1317  
Phone: (800) 775-9059

THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF YOUR TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED.



\*\*\*\*\*LRO NUC28891018 DIGIT-960

Walter Robert Ramey Sellars  
3018 Devon Rd  
Durham, NC 27707

Please Respond By:

11/23/2012

**LOCAL RECORDS OFFICE**

Local Records Office provides a copy of the only document that identifies Walter Robert Ramey Sellars as the property owner of 3018 Devon Rd, by a recently recorded transferred title on the property.

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name Walter Robert Ramey Sellars on 2012-08-20 which indicates your ownership and interest in the specified property below.

**DURHAM COUNTY PUBLIC INFORMATION**

Legal Property Address: 3018 Devon Rd, Durham NC 27707

Purchase or Transfer Date:	2012-08-20	Year Built:	1951	Property ID:	124455
Doc Number:	2012029037	Lot Sq Ft:	1.738 AC	Improvements:	\$325,242
Sale Amount	\$510,000	Square Feet:	2926 SF	Use Code:	1001
Assessed Value:	\$676,263	Pool:	N/A	Property Zone	N/A

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

\*\*Please detach coupon and mail with your check\*\*

CODE:NUC28891018

PROPERTY ID NO.	SERVICE FEE	PLEASE RESPOND BY:	CHECK NO.
124455	\$ 89.00	11/23/2012	

Walter Robert Ramey Sellars  
3018 Devon Rd  
Durham, NC 27707

MAKE CHECK PAYABLE TO:

LOCAL RECORDS OFFICE  
514 Daniels St. #316  
Raleigh, NC 27605-1317

☐ Please check box if your mailing address is different and print mailing address on reverse side.

Your Phone Number: ( )  
Please write the PROPERTY ID NO. On the lower left corner of your check.

PLAINTIFF'S  
EXHIBIT  
1

**Local Records Office:** In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County records where Local Records Office runs powerful on-line searches to find the Deed of millions of people throughout The United States and gathers at the same time several Characteristics of the property such as: Property Characteristics, Property History, Sale Loan Amount, Assessment and Tax Information, Nearby Neighbors, Comparable Sale Date, Neighborhood Demographics, Private and Public Schools reports, Plat Map, and others. Those are sent to thousands of new property owners.

**Real property** is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

**Real Property Records** are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse and Property (Tax) Assessor's offices.

**Property Title** refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

**Property deeds** are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

**Types of property ownership:**

- a) **Sole Ownership:** The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.
- b) **Tenancy by the Entireties:** When a married couple purchases real estate together, they are granted tenancy by the entireties by many states. This means that each party holds one-half interest in the property, but neither can dispose of or otherwise abridge the right of the other to the property.
- c) **Tenancy in Common:** This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.
- d) **Joint Tenancy:** Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest, tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, joint tenants have right of survivorship; the ownership of the property passes to the remaining joint tenants in the event of the death of one of the owners. One joint tenant can buy out another, or legal proceedings can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid; the other tenants have no recourse against this action by one or more of their number.
- e) **Community Property:** In some states, real estate purchased by a married couple becomes community property. This form of ownership basically creates a condition where the real estate (and other property, if applicable) is owned by the partnership created by the marriage. If the marriage is dissolved through divorce, the value of the property must be divided between the partners. Community property ownership may give right of survivorship, essentially giving the entirety of the property to the surviving spouse in the event of death; other forms allow the partners to leave their interest in the property to their heirs after they die.
- f) **Tenancy in Severalty:** Absolute and sole ownership of property by a legal entity, without cotenants, joint-tenants, or partners.

**DISCLAIMER:** \* Local Records Office is not affiliated with any State or the United States or the County Records. Local Records Office is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to execute a property reports and deliver a requested deed.

Local Records Office is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as bill due.

This Service to obtain a copy of your Deed or other record of Title is not Associated with any Governmental Agency. You can obtain a Copy of your Deed or other Record of your Title from the County Recorder in the County where your property is Located In the price varies depending on each county rate. This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by agency of government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. Local records office operates in accordance to both business and professions code 17533.6

<b>Mailing Address</b>		
<b>Address:</b>		
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>

# ANNE PAGE WATSON

Attorney At Law • Suite 604 • 3500 Westgate Drive • Durham, NC 27707 • 919-489-9058 • Fax: 919-489-9309

email: annepagewatson@apwatson.com

November 1, 2012

Consumer Protection  
Attorney General's Office  
Mail Service Center 9001  
Raleigh, NC 27699-9001

NOV - 2 2012

Re: Complaint - Local Records Office

To Whom It May Concern:

Please be advised this office presented Walter Robert Rainey Sellars, purchaser of property located in Durham County.

Mr. Sellars received the enclosed solicitation from Local Records Office and then contacted my office to inquire why he was receiving a bill for recording his deed. We have received a similar call from another client that we recently represented in the purchase of real estate in Orange County and who received this same invoice.

I have carefully reviewed this solicitation statement and although it states several times in the document that it is not affiliated with the County in which the deed is filed, it is a very deceiving invoice. In reading through the invoice in its entirety, I find it very poorly written, (grammar/punctuation) and very unprofessional on the whole.


I have conducted an on-line records search with the Secretary of State's Office as well as calling them to see if they had any business entity registration for Local Records Office; nothing was found.

Since a purchaser's original Warranty Deed and related recorded documents are returned to the purchaser by either the Register of Deeds office or the purchaser's attorney, it appears to me this business is attempting to profit from something that is already taken care of through the real estate closing process. It is also very confusing and upsetting to the purchaser.

Is there anything you can tell me about this company? Is it a legitimate organization authorized to do business in North Carolina? Any information would be helpful to me in working with our real estate clients.

Thank you in advance for any assistance you can offer.

Sincerely,

  
ANNE PAGE WATSON  
mer  
Enclosure



NORTH CAROLINA

CHATHAM COUNTY

**AFFIDAVIT OF JANE STAM MINER**

Jane Stam Miner, being first duly sworn, deposes and says as follows:

1. My name is Jane Stam Miner. I reside in Chatham County, North Carolina, at 2070 Okelly Chapel Road, Durham, NC 27713.
2. For several years I have owned the home and land that is located at 2070 Okelly Chapel Road. On August 29 of this year, I signed a deed transferring that property into a Family Trust. A copy of that deed is attached to this Affidavit as Exhibit 1.
3. Early this month, I received a mailing from "Local Records Office." An accurate photocopy of that mailing is attached to this Affidavit as Exhibit 2.
4. The mailing from "Local Records Office" referred to me as "the property owner of 2070 Okelly Chapel Rd. by a recently transferred title on the property." It also contained basic information about my property, plus a detachable portion at the bottom for sending an \$89.00 service fee to an address in Raleigh, North Carolina.
5. I did not respond to the mailing from "Local Records Office." Instead, I showed it to my son, who is an attorney.

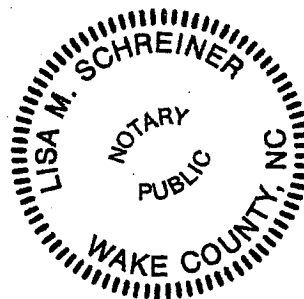
Jane Stam Miner  
JANE STAM MINER

Sworn to and subscribed before me  
this the 26 day of November, 2012.

Lisa M. Schreiner  
NOTARY PUBLIC

My Commission Expires:

July 1, 2014



1639  
0300

FILED  
CHATHAM COUNTY NC  
TREVA B. SEAGROVES  
REGISTER OF DEEDS

FILED Sep 04, 2012  
AT 10:16:28 am  
BOOK 01639  
START PAGE 0300  
END PAGE 0301  
INSTRUMENT # 09252  
EXCISE TAX (None)

BOOK 1639 PAGE 0300

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0

Parcel Identifier No. 63095 \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Stam & Danchi, P.O. Box 1600, Apex, NC 27502 \_\_\_\_\_

This instrument was prepared by: Stam & Danchi, PLLC \_\_\_\_\_

Brief description for the Index: 3.04 acres, O'Kelly Chapel Road \_\_\_\_\_

THIS DEED made this 29 day of \_\_\_\_\_ August \_\_\_\_\_, 2012, by and between \_\_\_\_\_

GRANTOR

Jane Levring Stam Miner, widow  
(f/k/a Jane L. Stam)

2070 O'Kelly Chapel Road  
Durham, NC 27713

GRANTEE

Jane Levring Stam Miner, Trustee and  
Paul Stam, Trustee of the Jane Levring Stam  
Miner Family Trust Amended and Restated  
August 29, 2012

2070 O'Kelly Chapel Road  
Durham, NC 27713

All or a portion of the property herein conveyed does include  
the primary residence of a Grantor.

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g.  
corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include  
singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and  
by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in  
Chatham County, North Carolina and more particularly described as follows:

BEGINNING at a point in the southern right of way line of SR 1731 and in the line of John W. Ellis, and running thence along  
the line of Ellis South 16 degrees 39 minutes 02 seconds West 487.2 feet to a point, the northeast corner of Lot No. 7, Chatham  
Glen Subdivision; thence along the northern line of Lot No. 7 North 75 degrees West 334.94 feet to a point; thence North 30  
degrees 48 minutes 51 seconds East 252.07 feet to a point; thence North 16 degrees 01 minutes 22 seconds East 201.60 feet to  
a point in the southern right of way line of SR 1713; thence along the southern right of way line of said highway as it curves to  
the left with a radius of 584.98 feet a distance of 142.47 feet; thence continuing along said right of way line as it curves to the

NC Bar Association Form No. 3© 1976, Revised© 1/1/2010  
Printed by Agreement with the NC Bar Association

left a radius of 1,053.34 feet a distance of 138.86 feet to the point and place of BEGINNING, containing 3.04 acres, more or less, according to plat entitled "Property of John W. Gibson" prepared by Freehold Land Surveys, Inc. dated January 14, 1983, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 501, page 967.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

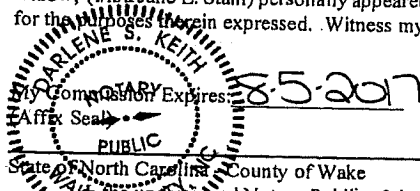
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)	<u>Jane Stam Miner</u> (SEAL)
By: _____	<u>Jane Levring Stam Miner</u>
Print/Type Name & Title: _____	_____ (SEAL)
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that JANE LEVRING STAM MINER, widow, (f/k/a Jane L. Stam) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of August, 2012.



Darlene S. Keith  
Notary's Printed or Typed Name

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

LOCAL RECORDS OFFICE  
514 Daniels St. #316  
Raleigh, NC 27605-1317  
Phone: (800) 775-9059

THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR  
OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH  
ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A  
COPY OF YOUR DEED OR OTHER RECORD OF YOUR  
TITLE FROM THE COUNTY RECORDER IN THE  
COUNTY WHERE YOUR PROPERTY IS LOCATED.



\*\*\*\*\*LRO NUC36211108 DIGIT-1307

Jane Levring Stam Miner  
2070 Okelly Chapel Rd  
Durham, NC 27713

Please Respond By:

12/13/2012

### LOCAL RECORDS OFFICE

Local Records Office provides a copy of the only document that identifies Jane Levring Stam Miner as the property owner of 2070 Okelly Chapel Rd, by a recently recorded transferred title on the property.

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name Jane Levring Stam Miner on 2012-09-04 which indicates your ownership and interest in the specified property below.

### CHATHAM COUNTY PUBLIC INFORMATION

Legal Property Address: 2070 Okelly Chapel Rd, Durham NC 27713

Purchase or Transfer Date:	2012-09-04	Year Built:	1900	Property ID:	63095
Doc Number:	9252	Lot Sq Ft:	3.04 AC	Improvements:	\$94,754
Sale Amount	N/A	Square Feet:	2531 SF	Use Code:	1001
Assessed Value:	\$192,494	Pool:	N/A	Property Zone	N/A

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

\*\*Please detach coupon and mail with your check\*\*

CODE: NUC36211108

PROPERTY ID NO.	SERVICE FEE	PLEASE RESPOND BY:	CHECK NO.
63095	\$ 89.00	12/13/2012	

Jane Levring Stam Miner  
2070 Okelly Chapel Rd  
Durham, NC 27713

MAKE CHECK PAYABLE TO:

LOCAL RECORDS OFFICE  
514 Daniels St. #316  
Raleigh, NC 27605-1317

☐ Please check box if your mailing address is different  
and print mailing address on reverse side.

Your Phone Number: ( )

Please write the PROPERTY ID NO. On the lower left corner of your check.

**Local Records Office:** In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County records where Local Records Office runs powerful on-line searches to find the Deed of millions of people throughout The United States and gathers at the same time several Characteristics of the property such as: Property Characteristics, Property History, Sale Loan Amount, Assessment and Tax Information, Nearby Neighbors, Comparable Sale Date, Neighborhood Demographics, Private and Public Schools reports, Plat Map, and others. Those are sent to thousands of new property owners.

**Real property** is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

**Real Property Records** are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse and Property (Tax) Assessor's offices.

**Property Title** refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

**Property deeds** are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

**Types of property ownership:**

a) **Sole Ownership:** The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.

b) **Tenancy by the Entireties:** When a married couple purchases real estate together, they are granted tenancy by the entireties by many states. This means that each party holds one-half interest in the property, but neither can dispose of or otherwise abridge the right of the other to the property.

c) **Tenancy in Common:** This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.

d) **Joint Tenancy:** Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest, tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, joint tenants have right of survivorship; the ownership of the property passes to the remaining joint tenants in the event of the death of one of the owners. One joint tenant can buy out another, or legal proceedings can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid; the other tenants have no recourse against this action by one or more of their number.

e) **Community Property:** In some states, real estate purchased by a married couple becomes community property. This form of ownership basically creates a condition where the real estate (and other property, if applicable) is owned by the partnership created by the marriage. If the marriage is dissolved through divorce, the value of the property must be divided between the partners. Community property ownership may give right of survivorship, essentially giving the entirety of the property to the surviving spouse in the event of death; other forms allow the partners to leave their interest in the property to their heirs after they die.

f) **Tenancy in Severalty:** Absolute and sole ownership of property by a legal entity, without cotenants, joint-tenants, or partners.

**DISCLAIMER:** \* Local Records Office is not affiliated with any State or the United States or the County Records. Local Records Office is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to execute a property reports and deliver a requested deed.

Local Records Office is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as bill due.

This Service to obtain a copy of your Deed or other record of Title is not Associated with any Governmental Agency. You can obtain a Copy of your Deed or other Record of your Title from the County Recorder in the County where your property is Located in the price varies depending on each county rate. This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by agency of government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. Local records office operates in accordance to both business and professions code 17533.6

<b>Mailing Address</b>		
<b>Address:</b>		
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>


NORTH CAROLINA

WAKE COUNTY

**AFFIDAVIT OF RICHARD M. SPENCER**

Richard M. Spencer, being first duly sworn, deposes and says as follows:

1. My name is Richard M. Spencer. I reside in Wake County, North Carolina, at 5001 Elkwood Court, Raleigh, NC 27613.
2. I own land that is located at 75 Brevard Road, Asheville, North Carolina. On July 31 of this year, my wife and I received a deed to that property and it was recorded with the Buncombe County Registry of Deeds. A copy of that recorded deed is attached to this Affidavit as Exhibit 1.
3. Last month, I received a mailing from "Local Records Office." A scanned copy of the first page of that mailing is attached to this Affidavit as Exhibit 2.
4. It appears to me that this company is soliciting \$89 for providing free deed information that can be viewed on-line and is already in the possession of the property owner. Despite the fact that two disclaimers are listed on the mailing, there are many people who will be taken in by this unsolicited scam. The return address is a UPS Store box number.
5. I did not respond to the mailing from "Local Records Office."

  
Richard M. Spencer

Sworn to and subscribed before me  
this the 28<sup>th</sup> day of November, 2012.

  
NOTARY PUBLIC

Edward E Benton, Jr  
NOTARY PUBLIC  
Wake County, NC  
My Commission Expires February 6, 2016

My Commission Expires: 2-6-2016



There are no delinquent taxes that are a lien on the parcel(s) described in the deed which the Buncombe County Tax Collector is charged with collecting.

7-31-2012  
Date

Tax Collector

Doc ID: 024751070003 Type: CRP  
Recorded: 07/31/2012 at 02:46:14 PM  
Fee Amt: \$361.00 Page 1 of 3  
Revenue Tax: \$335.00  
Workflow# 0000123211-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK 5004 PG 1782-1784

Revenue Stamps: \$335.00

Parcel Identifier No. # 9638-13-6612-00000

Mail after recording to: Marshall, Roth & Gregory  
90 Southside Avenue, Suite 100  
Asheville, NC 28801

Box # 77 ✓

This instrument was prepared by: Peter R. Henry

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 31<sup>st</sup> day of July, 2012 by and between

Tracy W. Thompson and wife, Sandra Thompson, herein GRANTOR, whose address is:  
7 Fern Glade Road, Asheville, NC 28804

Richard Milton Spencer and wife, Sibel Spencer, herein GRANTEE, whose address is:  
75 Brevard Road, Asheville, NC 28806

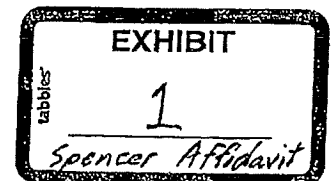
This transfer does ☒ or does not ☐ contain Grantor's principal residence.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain parcel of land particularly as follows:

LYING IN THE CITY OF ASHEVILLE, BUNCOMBE COUNTY, NORTH CAROLINA

See attached Exhibit "A"



The property hereinabove described was acquired by Grantor in Book 1620 at Page 721.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever except for the exemptions herein after stated.

Title to the property hereinabove described is subject to the following exceptions: easements and rights of way of record and 2012 Buncombe County taxes.

IN WITNESS WHEREOF, the Grantor has executed this instrument, the day and year first above written.

Tracy W. Thompson (SEAL)  
Tracy W. Thompson

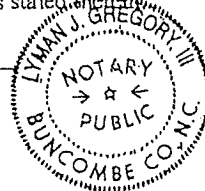
Sandra Thompson (SEAL)  
Sandra Thompson

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, Lyman J. Gregory III, a Notary Public of the State and County aforesaid do hereby acknowledge that Tracy W. Thompson and wife, Sandra Thompson, personally appeared before me this 31st day of July, 2012, and after presenting satisfactory evidence of his/her identity, voluntarily executed the foregoing instrument for the purposes stated therein.

Lyman J. Gregory III  
Notary Public

My Commission Expires: Dec. 19, 2014



The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

REGISTER OF DEEDS FOR BUNCOMBE COUNTY

By \_\_\_\_\_  
Deputy / Assistant - Register of Deeds

EXHIBIT "A"

BEGINNING at a 5/8" rebar flush at the western edge of the concrete sidewalk on the western margin of Brevard Road and at the southeast corner of that property owned, now or formerly, by Cynthia Reed and Matthew Kennedy as described in that deed recorded in Book 4794 at Page 210, Buncombe County Registry; and runs thence with the western edge of the concrete sidewalk on the western margin of Brevard Road South 01 deg. 00 min. 00 sec. West 50.00 feet to a 3/4" pipe 0.1' below ground at the northeast corner of that property owned, now or formerly, by Dana Kropf as described in that deed recorded in Book 1852 at Page 555, said Registry; thence with Kropf's northern line North 88 deg. 24 min. 42 sec. West 149.86 feet to a 1 1/4" iron pipe 0.2' below ground; thence North 01 deg. 00 min. 00 sec. East 50.00 feet to a point to be set; thence primarily with the Reed/Kennedy southern line South 88 deg. 24 min. 42 sec. East 149.86 feet to the point and place of BEGINNING, containing 0.172 acres, more or less, according to that unrecorded survey titled "Boundary Survey of 75 Brevard Road," dated July 19, 2012, prepared by Christopher James Gagne (PLS No. L-4700), and bearing Project No. S-061.

BEING the same property as described in deed recorded in Book 1620, at Page 721, Buncombe County Registry.

LOCAL RECORDS OFFICE  
514 Daniels St. #316  
Raleigh, NC 27605-1317  
Phone: (800) 775-9059

THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF YOUR TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED.

\*\*\*\*\*LRO NUC35001005 DIGIT-3381

Richard Milton Spencer  
75 Brevard Rd  
Asheville, NC 28806

Please Respond By:

11/12/2012

### LOCAL RECORDS OFFICE

Local Records Office provides a copy of the only document that identifies Richard Milton Spencer as the property owner of 75 Brevard Rd, by a recently recorded transferred title on the property.

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name Richard Milton Spencer on 2012-07-31 which indicates your ownership and interest in the specified property below.

### BUNCOMBE COUNTY PUBLIC INFORMATION

Legal Property Address: 75 Brevard Rd, Asheville NC 28806

Purchase or Transfer Date:	2012-07-31	Year Built:	1923	Property ID:	9638-13-6612-00000
Doc Number:	24751070003	Lot Sq Ft:	7405 SF	Improvements:	\$0
Sale Amount	\$167,500	Square Feet:	1262 SF	Use Code:	1001
Assessed Value:	\$114,800	Pool:	N/A	Property Zone	N/A

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

EXHIBIT

2

Spencer Affidavit

\*\*Please detach coupon and mail with your check\*\*

CODE: NUC35001005

PROPERTY ID NO.

SERVICE FEE

PLEASE RESPOND BY:

CHECK NO.

**STATE OF NORTH CAROLINA  
CONSUMER  
COMPLAINT**

**MAIL TO: CONSUMER PROTECTION  
ATTORNEY GENERAL'S OFFICE  
9001 MAIL SERVICE CENTER  
RALEIGH, NC 27699-9001  
TELEPHONE: (919) 716-6000  
TOLL-FREE IN NC: (877) 566-7226**

NOV - 5 2012

**SECTION 1: Your Information**

Mr. Ms. Mrs.	Last name <b>DUBBELING</b>	First name <b>PAUL</b>	MI <b>M</b>
Mailing address <b>4212 ORANGE GROVE RD</b>			
City <b>HILLSBOROUGH</b>	State <b>NC</b>	Zip code <b>27278</b>	Country, if not US
Day phone number, including area code <b>(919) 584-8593</b>	Evening phone number, including area code <b>( ) SAME</b>	Fax number, including area code <b>( )</b>	
County of residence <b>ORANGE</b>	E-mail address <b>dubbeling@yahoo.com</b>	Cell phone, including area code <b>(919) 584-8593</b>	

**SECTION 2: Information About Company Against Which You Are Complaining**

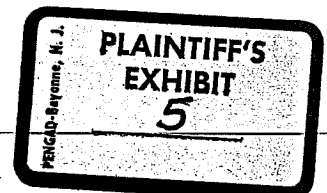
Full name of company <b>LOCAL RECORDS OFFICE</b>			
Mailing address <b>514 DANIELS STREET #316</b>			
City <b>RALEIGH</b>	State <b>NC</b>	Zip code <b>27605-1317</b>	Country, if not US
Company's internet address (URL)			
Telephone number, including area code <b>(800) 775-9059</b>		Fax number, including area code <b>( )</b>	

**SECTION 3: Complaint Information (complete any blocks which apply to your complaint)**

Product, item, or service involved <b>SOLICITATION TO ORDER DEED TO PROPERTY</b>		Date of purchase, service, contract	
Manufacturer or brand		Model	
Account number		Serial number	
Did you sign a contract or a lease? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, please give the following <b>ES</b>	Starting date	Expiration date
Total amount paid <b>N/A</b>	Amount in dispute	How was payment made: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit card <input type="checkbox"/> Debit card <input type="checkbox"/> Money order <input type="checkbox"/> Wire transfer <input type="checkbox"/> Finance agreement <input type="checkbox"/> Other	
Did you buy an extended service contract? Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, name of company responsible for extended service contract or warranty		

**SECTION 4: Information About the Transaction**

<b>How was initial contact made between you and the business?</b> <input type="checkbox"/> Person came to my home <input type="checkbox"/> I went to company's place of business <input type="checkbox"/> I received a telephone call from business <input type="checkbox"/> I telephoned the business <input checked="" type="checkbox"/> I received information in the mail <input type="checkbox"/> I responded to radio/television ad <input type="checkbox"/> I responded to printed advertisement <input type="checkbox"/> I responded to a Website or e-mail solicitation <input type="checkbox"/> I received a fax solicitation <input type="checkbox"/> I attended a trade show or convention <input type="checkbox"/> Other	<b>Where did the transaction take place?</b> <input type="checkbox"/> At my home <input type="checkbox"/> At company's place of business <input type="checkbox"/> By mail <input type="checkbox"/> Over the phone <input type="checkbox"/> Via computer (website or e-mail) <input type="checkbox"/> Trade show or hotel <input type="checkbox"/> Other
--	--



**SECTION 5: Details of Complaint (use additional sheets if necessary)**

THOUGH I SUSPECT THIS SOLICITATION DOES NOT AMOUNT TO CRIMINAL FRAUD, I WANTED TO ALERT YOUR OFFICE. I RECEIVED THE ENCLOSED SOLICITATION WHICH, THOUGH CONTAINING DISCLAIMERS, IS DESIGNED TO LOOK LIKE COMMUNICATION FROM A GOVERNMENT AGENCY AND ATTEMPTS TO IMPLY THAT IF I DO NOT AVAIL MYSELF OF THE SERVICE I COULD BE SUBJECT TO A LATER DISPUTE OF MY PROPERTY OWNERSHIP.

I'M NOT SURE WHETHER DECEPTIVE BUSINESS PRACTICES FALL WITHIN YOUR AGENCY, BUT I WOULD HATE FOR AN UNWITTING CONSUMER TO MISTAKE THE ACTUAL NATURE OF THE SERVICE OFFERED BY THE "LOCAL RECORDS OFFICE."

**SECTION 6: Resolution Attempts You Have Made**

Have you contacted the company with your complaint? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of person most recently contacted	His/her phone number, incl. area code ( )
---	--	---

Results

What result would you consider fair?

Do you have an attorney in this case? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, name of your attorney	Attorney's number, incl. area code ( )
---	-------------------------------	--

Has your complaint been heard or is it scheduled to be heard in court? ☐ Yes ☐ No If yes, where and when?

If already heard, what was the result?

**SECTION 7: Important Information**

- Documents provided to this office may be public record.
- In most cases your complaint will be forwarded to the business complained about for response. If the complaint falls within the jurisdiction of another local, state or federal agency, we may refer your complaint to that agency.
- Please be sure to include **copies** of any supporting documents you may have, such as correspondence, contracts, invoices, receipts, etc. Do **not** send originals.
- This office does not have the authority to give private legal advice or provide private legal representation to individual consumers.

The information I have provided is true and accurate to the best of my knowledge.

Your signature: \_\_\_\_\_

Date: 21 OCT 2012

Mail to: NC Attorney General's Office, Consumer Protection Division, 9001 Mail Service Center, Raleigh, NC 27699-9001

**LOCAL RECORDS OFFICE**

514 Daniels St. #316  
Raleigh, NC 27605-1317  
Phone: (800) 775-9059

THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR  
OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH  
ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A  
COPY OF YOUR DEED OR OTHER RECORD OF YOUR  
TITLE FROM THE COUNTY RECORDER IN THE  
COUNTY WHERE YOUR PROPERTY IS LOCATED.



\*\*\*\*\*LRO NUC35001005 DIGIT-550

Paul Dubbeling  
4212 Orange Grove Rd  
Hillsborough, NC 27278

Please Respond By:

11/12/2012

**LOCAL RECORDS OFFICE**

Local Records Office provides a copy of the only document that identifies Paul Dubbeling as the property owner of 4212 Orange Grove Rd, by a recently recorded transferred title on the property.

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name Paul Dubbeling on 2012-08-31 which indicates your ownership and interest in the specified property below.

**ORANGE COUNTY PUBLIC INFORMATION**

Legal Property Address: 4212 Orange Grove Rd, Hillsborough NC 27278

Purchase or Transfer Date:	2012-08-31	Year Built:	1982	Property ID:	9852-55-8416
Doc Number:	N/A	Lot Sq Ft:	10.48 AC	Improvements:	\$46,671
Sale Amount	\$113,500	Square Feet:	1152 SF	Use Code:	1001
Assessed Value:	\$139,812	Pool:	N/A	Property Zone	N/A

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

\*\*Please detach coupon and mail with your check\*\*

CODE:NUC35001005

PROPERTY ID NO	SERVICE FEE	PLEASE RESPOND BY	CHECK NO
9852-55-8416	\$ 89.00	11/12/2012	

Paul Dubbeling  
4212 Orange Grove Rd  
Hillsborough, NC 27278

MAKE CHECK PAYABLE TO:

LOCAL RECORDS OFFICE  
514 Daniels St. #316  
Raleigh, NC 27605-1317

☐ Please check box if your mailing address is different  
and print mailing address on reverse side.

Your Phone Number: ( )

Please write the PROPERTY ID NO. On the lower left corner of your check.

**Local Records Office:** In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County records where Local Records Office runs powerful on-line searches to find the Deed of millions of people throughout The United States and gathers at the same time several Characteristics of the property such as: Property Characteristics, Property History, Sale Loan Amount, Assessment and Tax Information, Nearby Neighbors, Comparable Sale Date, Neighborhood Demographics, Private and Public Schools reports, Plat Map, and others. Those are sent to thousands of new property owners.

**Real property** is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

**Real Property Records** are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse and Property (Tax) Assessor's offices.

**Property Title** refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

**Property deeds** are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

**Types of property ownership:**

a) **Sole Ownership:** The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.

b) **Tenancy by the Entireties:** When a married couple purchases real estate together, they are granted tenancy by the entireties by many states. This means that each party holds one-half interest in the property, but neither can dispose of or otherwise abridge the right of the other to the property.

c) **Tenancy in Common:** This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.

d) **Joint Tenancy:** Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest, tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, **joint tenants have right of survivorship**; the ownership of the property passes to the remaining joint tenants in the event of the death of one of the owners. One joint tenant can buy out another, or legal proceedings can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid; the other tenants have no recourse against this action by one or more of their number.

e) **Community Property:** In some states, real estate purchased by a married couple becomes community property. This form of ownership basically creates a condition where the real estate (and other property, if applicable) is owned by the partnership created by the marriage. If the marriage is dissolved through divorce, the value of the property must be divided between the partners. Community property ownership may give right of survivorship, essentially giving the entirety of the property to the surviving spouse in the event of death; other forms allow the partners to leave their interest in the property to their heirs after they die.

f) **Tenancy in Severalty:** Absolute and sole ownership of property by a legal entity, without cotenants, joint-tenants, or partners.

**DISCLAIMER:** \* Local Records Office is not affiliated with any State or the United States or the County Records. Local Records Office is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to execute a property reports and deliver a requested deed.

Local Records Office is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as bill due.

This Service to obtain a copy of your Deed or other record of Title is not Associated with any Governmental Agency. You can obtain a Copy of your Deed or other Record of your Title from the County Recorder in the County where your property is Located In the price varies depending on each county rate. This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by agency of government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. Local records office operates in accordance to both business and professions code 17533.6

**Mailing Address**

**Address:**

**City:**

**State:**

**Zip Code:**

514 Daniels St. #316  
Raleigh, NC 27605-1317

FIRST CLASS  
U.S. POSTAGE  
**PAID**  
LOCAL RECORDS  
OFFICE

IMPORTANT PROPERTY INFORMATION  
RESPOND PROMPTLY



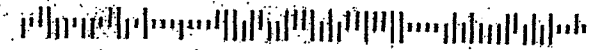
\*\*\*\*\*LRO NUC35001005 DIGIT-550

Paul Dubbeling  
4212 Orange Grove Rd  
Hillsborough, NC 27278

**WARNING:**  
\$2,000 FINE , 5 YEARS IMPRISONMENT  
OR BOTH FOR ANY PERSON INTERFERING  
OR OBSTRUCTING WITH DELIVERY OF  
THIS LETTER U.S. MAIL TTT.18 SEC 1702 U.S. CODE

THIS IS NOT A GOVERNMENT DOCUMENT

92 HEG-GP1 27278



LOCAL RECORDS OFFICE  
514 Daniels St #316  
Raleigh, NC 27605-1317

PLEASE  
PLACE  
STAMP  
HERE

From:

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AFFIDAVIT OF JULIE D. DANIEL

I, Julie D. Daniel, being first sworn do hereby depose and say:

1. I have been employed by the North Carolina Department of Justice in the Consumer Protection Division of the Attorney General's Office since April 1997. I have held the position of Consumer Protection Specialist since April 2003. My duties as a Consumer Protection Specialist include attempting to mediate and resolve the approximately 18,000 written complaints that the Attorney General receives against businesses every year and assisting enforcement attorneys in the Consumer Protection Division as they investigate and bring enforcement actions against businesses whose practices appear to be problematic.

2. On November 27, 2012, at the request of Consumer Protection Division enforcement attorney David Kirkman, I conducted a Google search for "Local Records Office." I found numerous articles containing warnings about mailings that citizens had received from this company.

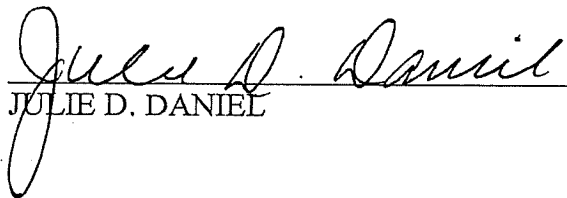
3. Among the articles I found were the following, each attached as a true and accurate copy:

- A. Article on the *NY Daily Record* website (nydailyrecord.com), with a warning from Monroe County Clerk Cheryl Dinolfo (Exhibit A);
- B. Warning from County Recorder Daphne Hawk on the Franklin County, Ohio, website (franklincountyohio.gov) (Exhibit B);
- C. News release from Palm Beach County, Florida, Clerk & Comptroller Sharon R. Bock (Exhibit C);
- D. Article on the *Record Herald* (Ohio) website (recordherald.com), with a warning from Fayette County Recorder Cathy Templin (Exhibit D);



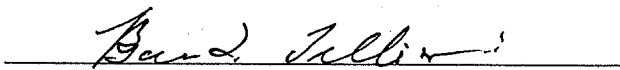
- E. Article on the *Union Democrat* (California) website (uniondemocrat.com), with a warning from Ken Caetano, Tuolumne County Assessor-Recorder (Exhibit E);
- F. Story on website for NBC4 (nbc4i.com) in Ohio, containing a warning from Delaware County Recorder Melissa Jordan (Exhibit F);
- G. Article on *The Tribune* (California) website (sanluisobispo.com), with a warning from San Luis Obispo County Clerk/Recorder Julie Rodewald (Exhibit G);
- H. Article on the *Sun News* (Ohio) website (cleveland.com), with a warning from Medina County Chief Deputy Auditor Joan Heller (Exhibit H).

4. The accompanying document, Plaintiff's Exhibit 5, is a written Consumer Complaint that was received by the Consumer Protection Division from Paul M. Dubbeling of Hillsborough, NC on November 5, 2012. I was assigned that complaint when it arrived. As part of my official duties, I handle and maintain custody of Mr. Dubbeling's complaint and others against Local Records Office. As with the other 17,000 to 18,000 written consumer complaints received by the Consumer Protection Division from citizens each year, those complaints against Local Records Office are public records that are regularly maintained by me and my colleagues in the Division.

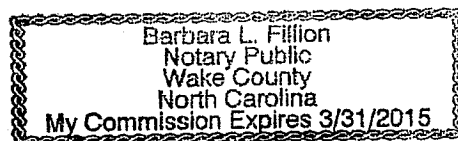
  
JULIE D. DANIEL

Sworn to and subscribed before me

this the 29th day of November, 2012.

  
(Notary Public)

My Commission Expires: 3/31/2015



NY Daily Record

<http://nydailyrecord.com>

## Clerk's office warns of deed scam

by Daily Record Staff

Published: August 29th, 2012



Cheryl Dinolfo

Several new property owners in Monroe County have received an official looking letter asking them to pay \$89 for a copy of their deed.

Ignore it, because, according to County Clerk Cheryl Dinolfo, anyone receiving the letter is the target of a scam.

"To pay an \$89 fee for something you don't need is obviously very misleading and outrageous," Dinolfo said Wednesday, and she is calling on the company to end its "misleading practices."

A copy of the letter from "Local Records Office" includes a payment due date and gives an Albany business address. The address listed is a UPS store, Dinolfo said.

A message asking for comment on Dinolfo's allegation was left at the phone number listed on the letter, but was not immediately returned. The answering machine identifies the business as Local Records Office. A copy of the company's letter supplied by the county also claims that a deed can be obtained from a county recorder, or in this case the county clerk's office, for a cost of up to \$89.

Newly filed Monroe County deeds are available free online. For those requesting a copy of their deed from the clerk's office, the average copy charge is \$1.30, Dinolfo said.

Companies accused of scams in the past have sent letters to property owners asking for payment of \$59.50 for a certified copy of the deed to their home even though certified copies of deeds can be obtained from the clerk for a fraction of the price, Dinolfo said.

Legislation was enacted that requires anyone soliciting property owners in New York to purchase certified copies of deeds must include specific notice that certified copies are available at clerk's offices for a small fee.

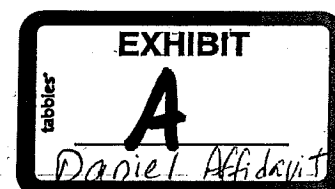
The Local Records Office scam appears to be an attempt to circumvent the law as "copies" are being offered as opposed to the "certified copies" referenced in the law, Dinolfo said.

Companies such as this "prey" on new property owners who are excited about their purchase and equally excited to begin a new life in a new home, Dinolfo said. Many of the people contacted by the company provided her office with the letters, which do, at first glance, look official, Dinolfo added.

"Some may have responded unnecessarily," Dinolfo said. "Nothing will happen if you don't respond to it. This really is an unwarranted solicitation."

The state attorney general's office has been contacted for further review, Dinolfo said.

Complete URL: <http://nydailyrecord.com/blog/2012/08/29/clerk-office-warns-of-deed-scam/>



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## Announcements

### Recorder Daphne Hawk Warns of 'Local Records Office Solicitation

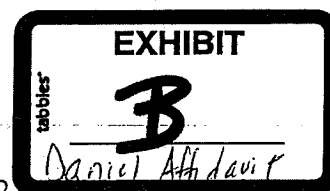
**Date Posted:** 10/15/12

**For Immediate Release:**

The Franklin County Recorder's Office is notifying all local homeowners of a solicitation from the Local Records Office, 605 North High Street #228, Columbus, OH 43215, offering a copy of the homeowner's deed or other record of title for a fee of \$89.

The documents outlined in the solicitation are public records and can be viewed and verified at no charge either on-line or at the Franklin County Recorder's Office. Certified copies can be obtained for \$3.00 at the County as well.

Recorder Hawk states, "We've been aware of this situation in other states but the first instance of the services being offered locally, with solicitations being directed to Central Ohio homeowners."



The Local Records Office is not affiliated with the Franklin County Recorder's Office or any other government agency within the county or state. Any questions regarding this notification can be directed to the Franklin County Recorder's Office at [recorder@franklincountyohio.gov](mailto:recorder@franklincountyohio.gov).

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11/18/12 [Recording Plats and Condo Plats](#)

11/01/12 [Revised Document Standardization Requirements and Template \(Attachment\)](#)

10/15/12 [Recorder Daphne Hawk Warns of 'Local Records Office' Solicitation](#)

07/11/12 [Recorder Daphne Hawk Releases New Software Allowing Easier Access Public Records](#)

06/11/12 [Safe Rental Housing Checklist](#)

03/22/12 [Take Advantage Of Our New Online Payment System](#)

12/22/11 [Preparation Can Ease Pain In End-Of-Life Situations](#)

12/21/11 [Microfilm Center renamed Document Imaging Center](#)

04/04/11 [RECORDER AND AUDITOR WEBSITES LINKED OFFERING EASIER ACCESS](#)

12/30/09 [Changes to Transfer On Death \(TOD\) Filings](#)

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Tuesday - November 27, 2012

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**SHARON R. BOCK**  
Clerk & Comptroller  
Palm Beach County

[COURT SERVICES](#) [PUBLIC RECORDS](#)

## News Release

### BE ON THE LOOKOUT: COMPANY SOLICITING RESIDENT PUBLIC RECORDS

**Notices that look like bills appearing once more in Palm Beach Co  
mailboxes**

I want to...

Select Area of Interest

#### NEWSROOM

[EMERGENCY INFORMATION &  
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**WEST PALM BEACH, FLA.** (April 12, 2012) – Clerk Sharon Bock is advising P residents to be wary of official-looking notices they receive in the mail, telling t purchase a copy of the deed for their property.

These notices, sent by "Local Records Office," tell recipients that they can recei property deed and a "complete property profile" by sending \$89 to an address in notices also include a coupon that people can detach and mail back with their chee "service fee."

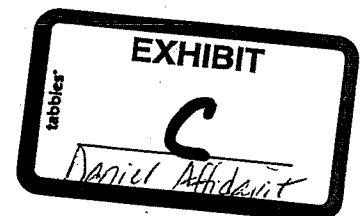
Deeds and other official records are easily obtained online or at the courthouse from Hard copies cost \$1 a page, and certified documents cost an additional \$2. Uncerti downloaded and printed for free by using the Official Records search on the [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com).

"Solicitations like this may be legal, but they are misleading," Clerk Bock said. "Ea hear from residents who have received these notices and want to know what they s to remind people that this information is readily available online and at the courth need to pay that kind of money to get public records."

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address rel

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Tuesday - November 27, 2012

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## ABOUT THE OFFICE

## PUBLICATIONS

## NEWSROOM

## CAREERS

The records available at the Clerk's office include deeds, mortgages, liens, and marriage licenses.

As the County Recorder and custodian of legal records, the Clerk maintains and ensures the Official Record Books of Palm Beach County dating back to 1909. For more information on receiving copies of public records, contact the Records Services Center at 561-355-2

*The Florida Constitution established the independent office of the Clerk & public trustee, responsible for safeguarding public records and public funds. The Clerk is directly elected by and accountable to Palm Beach County residents. The roles of Clerk of the Circuit Court, County Recorder and Clerk of the Board of Commissioners, the Clerk & Comptroller is the Chief Financial Officer, Treasurer of Palm Beach County.*

###

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November 27, 2012

## Need a job?

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JobSourceOhio.com

7/6/2012

### Recorder warns of public records scam

Lance Cranmer  
Staff Writer

Technically it's not illegal, but it's certainly a scam.

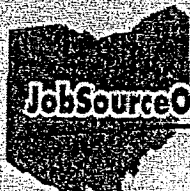
A Columbus company that is listed as Local Records Office has been mailing Fayette County residents with an offer to provide a copy of people's property deeds for a service fee of \$89.

"This is totally crazy," said Fayette County Recorder Cathy Templin. "One of the ladies that received this called me and she was just inquiring. I explained that this was definitely a scam and she brought this to my office."

The two-page form states clearly at the top, "This service to obtain a copy of your deed or other record of title is not associated with any governmental agency. You can obtain a copy of your deed or other record of your title from the county recorder in the county where your property is located in for up to \$89."

## Need a job?

We connect more job seekers with local companies



JobSourceOhio.com

The letter brought to Templin asks its addressee to please respond by July 30 and provide a service fee of \$89.

"It sounds like it is totally on the up and up," said Templin. "However, all of this information can be obtained from the various offices in the county building. A copy of your deed will usually cost about \$2 and the Auditor's records which reflect the tax value of the property and the annual real estate tax amounts are usually 25 cents."

Templin said she has not noticed an increase in the amount of requests for copies of property deeds and does not know if the letters have had any impact on Fayette County, but added that for many records people wouldn't have to directly contact her office.

"So much of our records are available online now," she said. "There's another reason you wouldn't need to send these folks \$89 bucks."

The letter obtained by the Fayette County Recorder's Office lists information for the homeowner's house that can be obtained for free, like year built, lot square footage and the Property ID.

It also lists several disclaimers that ensure the legality of the services offered.

"Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report," is the second paragraph listed on the first page.



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EXHIBIT

0

David Allday

All of the information listed in part of public records and can be obtained through either the county recorder or the county auditor.

"They can get all this stuff together for you for \$89. I don't see that there's a crime being committed," said Templin. "But that's something that can be given to you for a minimum of four to five dollars."

Templin said she felt it was important to let county residents know about the letters that were being mailed out and not to be fooled by them.

"I wanted to get it out there," she said. "Hey, be aware. Everybody's trying to get your money."

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INVENTORY!**

1120 Clinton Ave.  
Washington, OH  
740-335-3700  
740-584-2889  
800-928-2872

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Please feel free to submit your comments.

Article comments are not posted immediately to the Web site. Each submission must be approved by the Web site editor, who may edit content for appropriateness. There may be a delay of 24-48 hours for any submission while the web site editor reviews and approves it.

**Note:** All information on this form is required. Your telephone number is for our use only, and will not be attached to your comment.

#### Submit an Article Comment

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Required

Last Name:

Required

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Required

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## Assessor warns of scam-like letters

Written by Chris Caskey, The Union Democrat April 06, 2012 12:36 pm

Some Tuolumne County residents are being made an offer they can and should refuse.

Ken Caetano, the county assessor-recorder, said earlier this week that local property owners have been receiving official-looking letters that offer services to provide copies of property documents and information.

The letters, he said, are charging a fee of \$89 for copies of deeds, as well as other property information that is public information that can be obtained by anyone from county offices.

"That's public information anyone can get from us for a very nominal fee," Caetano said. "We've gotten a couple phone calls in the last couple days. It appears targeted toward people who have recently had a document recorded."

The letters are from a Los Angeles address, sent by an entity calling itself "Local Records Office." The documents include a visible barcode, as well as other language that makes it look "very official," Caetano said.

But there's a bit of a catch for local officials — it's likely not illegal.

The letters include information and disclosures that follow state regulations against scams. The letters inform readers to inspect the entire document that the correspondence is not endorsed or sent by any official government agency.




"It's very close to being a scam. But not to the point where the district attorney would get involved," he said.

This is not an isolated incident of individuals or companies trying to make money off of services that any property owner can complete quickly and easily.

Caetano said previous instances have included companies offering to negotiate property tax assessments to lower taxes, something that only requires contacting the county Assessor-Recorder Office.

"Those things have surfaced occasionally," he said.

People who receive such a letter can contact the county Assessor-Recorder Office at 533-5535 if they receive such letters.

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<http://www2.nbc4i.com/news/2012/aug/09/delaware-county-recorder-warns-potential-scam-lett-ar-1132048/>

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Published: August 09, 2012

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## Delaware County Recorder Warns Of Potential Scam Letter

By Meredith Miles

Delaware County Recorder Melissa Jordan is warning residents of a potential scam that is making its way through Delaware County.

Several residents have reportedly received a solicitation letter from a company referring to itself as the Local Records Office in Columbus, Ohio. The company, whose mailing appears as though it came from an official government records office, offers to obtain a copy of the person's property deed for a fee of \$89.

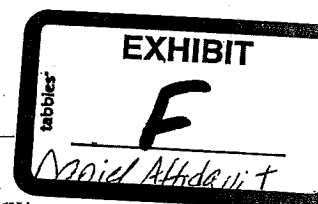
"These types of solicitations are not new, but it is important to remind the public they have access to their property information directly from our office, either in person or over the internet," Jordan said. "I believe the wording of the letter is misleading; it could imply that a property owner would *need* to pay up to \$89 for a copy of their deed at the Recorder's Office."

According to Jordan, any deed recorded after 1990 can be viewed and printed free from the Recorder's website. Anyone can obtain uncertified copies of a deed from the Recorder's Office for \$.05 per page – most are about three pages long. Certified copies are \$2 per page, and include a \$2 certification fee.

The office of the Ohio Attorney General is currently reviewing the letter. If anyone needs information or assistance, he or she can contact the Delaware County Recorder's Office at 740-833-2460.

For additional information, stay with **NBC4** and refresh **nbc4i.com**.  
To submit a story idea or news tip, e-mail [stories@nbc4i.com](mailto:stories@nbc4i.com).

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Everything Cleveland

## Medina County auditor's office warns residents of scam try

Published: Wednesday, September 05, 2012, 4:07 PM

Updated: Wednesday, September 05, 2012, 4:19 PM



By Sun News staff



The Medina County Auditor's Office is warning residents of a scam in which they can be asked to pay \$89 for documentation which the office says is available for no charge.

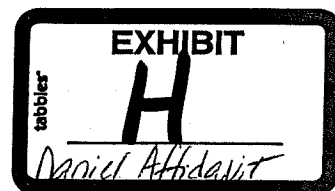
Chief Deputy Auditor Joan Heller said in a news release that anyone who receives such an offer should notify the auditor's office. The offer advises the recipient that "For a complete property profile and an additional copy (sic) the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope

provided."

The document will be from, "Local Records Office, 605 N. High Street, #228, Columbus, OH 43215."

Heller said property record information the scam seeks a fee for can be printed for free by going to **[www.medinacountyauditor.org](http://www.medinacountyauditor.org)** and clicking on the tab, "Prop Srch." Then simply type the address and the information will appear. There is no cost for obtaining the information from the Medina County Auditor's website.

The actual deed is available in the Medina County Recorder's Office for \$2 or copies for 10 cents a page.



NORTH CAROLINA

WAKE COUNTY

**AFFIDAVIT OF UNITED STATES POSTAL INSPECTOR ANGELA L. ELLISON**

Angela L. Ellison, being first duly sworn, depose and say as follows:

1. My name is Angela L. Ellison. I am employed by the United States Postal Inspection Service. My official title is U.S. Postal Inspector and my official duties are to enforce the more than 200 statutes that deal with the United States Postal Service and the U.S. Mail.
2. I am assigned to the Raleigh office of the United States Postal Inspection Service.
3. In early November, 2012, I received information indicating that deceptive solicitations were being mailed to residents of the state of North Carolina who recently had engaged in real estate transactions. The mailings appeared to come from an organization named Local Records Office and they bore the address 514 Daniels Street, #316, Raleigh, North Carolina 27605-1317. The mailings also contained a return envelope bearing that same address and a notice advising the recipient to send \$89 to Local Records Office using that return envelope.
4. 514 Daniels Street, Raleigh, NC is the address of the UPS Store in Cameron Village Shopping Center. That business rents out private mail boxes that are located within the store. Entities such as the UPS Store in Cameron Village are known as Commercial Mail Receiving Agencies, or "CMRA's."
5. On November 13, 2012, I visited the UPS Store in Cameron Village and spoke to the store manager. She indicated that one of the private mailboxes located in the store, #316, was being rented by Local Records Office. She indicated that a steady stream of mail was being delivered to box #316.
6. All CMRA's are required to keep on file copies of each rental agreement they enter into



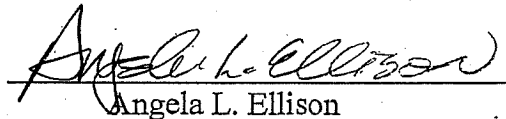
with customers who rent private mailboxes on the premises. They are also required to keep on file copies of a United States Postal Service Form which the mailbox renter fills out and signs. That form is entitled PS Form 1583, Application for Delivery of Mail Through Agent.

7 The Application for Delivery of Mail Through Agent and the private mailbox rental agreement for box #316 in the Cameron Village UPS Store indicate that box #316 has been rented by Juan Roberto Romero of Bellflower, California, on behalf of LA Investors, LLC, d/b/a Local Records Office, since September 14, 2012.

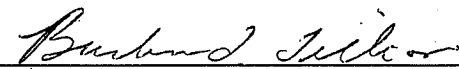
8. On Monday, November 26, 2012, I visited the UPS Store in Cameron Village and examined the mail that was being delivered to box #316. At that time, there were 120 pieces of mail addressed to Local Records Office. 78 pieces were the original, undelivered mailings that had been marked "Return to Sender." 42 pieces of mail were the return envelopes mentioned above and contained some sort of response from the sender.

9. I did not open any of the mail pieces that had been delivered to box #316 that I picked up on November 26, 2012. The original mailings that had been returned and the return envelopes that had been mailed to that address featured addresses from across the state of North Carolina.

10. The manager of the UPS Store in Cameron Village advised me on November 26 that the renter of box #316 was pressing her to forward the Local Records Office mail pieces to his address in California.

  
Angela L. Ellison

Duly sworn and subscribed before me,  
this the 28th day of November, 2012.

  
NOTARY PUBLIC  
My commission expires: 3/31/2015

